



**CITY OF
TUCSON**
ZONING
EXAMINER'S
OFFICE

Preliminary Report

September 3, 2015

Mike Czechowski
City of Tucson
255 West Alameda Street, 4th Floor
Tucson, Arizona 85701

**SUBJECT: C15-15-03 Indian Hills North Annexation District
Original City Zoning
Public Hearing: August 27, 2015**

Dear Mr. Czechowski,

Pursuant to the City of Tucson Unified Development Code and the Zoning Examiner's Rules of Procedures (Resolution No. 9428), this letter constitutes written notification of the Zoning Examiner's summary of findings for rezoning case C15-15-03 Indian Hills North Annexation District Annexation District Original City Zoning. At the expiration of 14 days of the conclusion of the public hearing, the Zoning Examiner's Report (complete with background information, public hearing summary, findings of fact, conclusion, recommendation, and public hearing minutes) to the Mayor and Council shall be filed with the City Manager. A copy of that report can be obtained from either the Planning and Development Services Department (791-5550) or the City Clerk.

If you or any party believes that the Zoning Examiner's recommendation is based on errors of procedure or fact, a written request to the Zoning Examiner for review and reconsideration may be made within 14 days of the conclusion of the public hearing.

The public hearing held by the Zoning Examiner shall constitute the public hearing by the Mayor and Council. However, any person may request a new public hearing before the Mayor and Council. A request for a new public hearing must be filed in writing with the City Clerk within 14 days of the close of the Zoning Examiner's public hearing.

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SUMMARY OF FINDINGS

This is a request by City of Tucson to establish Original City Zoning on approximately 33.74 acres of land recently annexed by the City of Tucson. Establishment of Original City Zoning requires that the property be rezoned from the County CR-1 zone to the City RX-1 zone. The rezoning site is located on the east side of Bear Canyon Road approximately 3,500 feet north of Tanque Verde Road. The property is made up of thirty-two parcels within the platted Indian Hills North subdivision.

The creation of original city zoning upon annexation requires that zoning be translated from existing county zoning to the closest comparable city zoning designation. Existing Pima County zoning for the site is CR-1. The closest comparable translation to City of Tucson zoning is RX-1.

Current Pima County CR-1 Zone is a residential zone that allows single-family residences. It requires a minimum lot size of 36,000 square feet, and permits a maximum building height of 34 feet. The City of Tucson RX-1 Zone is the most comparable to the County CR-1 zone. The RX-1 Zone is also a residential zone that allows single-family residences and requires a minimum lot size of 36,000 square feet. It permits a maximum building height of 30 feet.

Surrounding development includes single-family residential subdivisions zoned County SR to the north and south, single-family subdivisions zoned County CR-1 to the east, a single-family residential subdivision zoned County CR-1 to the west, and one single family residence on approximately 60 acres zoned Tucson RX-1 to the west.

Vehicular access is from Bear Canyon Road, which is located immediately to the west of the annexation district. Within the City of Tucson, Bear Canyon Road is identified as a scenic arterial street on the City of Tucson *Major Streets and Routes Plan* map, with a future right-of-way of 200 feet. The purpose of the Scenic Route designation is to protect the City's unique visual setting and promote its economic well-being by establishing performance regulations which assure design sensitivity by preserving scenic resources and natural vegetation. Bear Canyon Road is designated as a Scenic Route within Pima County and meets the Scenic Route criteria outlined in the City's *Major Streets and Routes Plan*. Therefore, the Original City Zoning includes designation of that portion of Bear Canyon Road lying within the annexation district as a Scenic Route and extends the *Major Streets and Routes Plan* designation for Bear Canyon Road.

The annexation site is within the boundaries of the *Catalina Foothills Subregional Plan* and *Plan Tucson* though no Map detail has been created that would provide specific policy direction. *Plan Tucson* identifies this area as appropriate for annexation and supports residential development at similar densities to surrounding properties.

Tucson Water Department estimates that the proposed development will require three (3) additional fire hydrants. Tucson water is currently communicating with Tucson Fire Department to determine the locations of said fire hydrants.

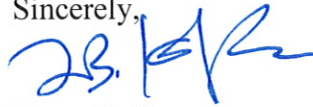
CONCLUSION

The proposed RX-1 zoning, as well as the proposed extension of the *Major Streets and Routes Plan* and *Scenic Corridor Zone* designations on Bear Canyon Road is consistent with State law and supported by *Plan Tucson* and is therefore appropriate.

RECOMMENDATION

The Zoning Examiner recommends approval of RX-1 zoning.

Sincerely,



Linus Kafka
Zoning Examiner

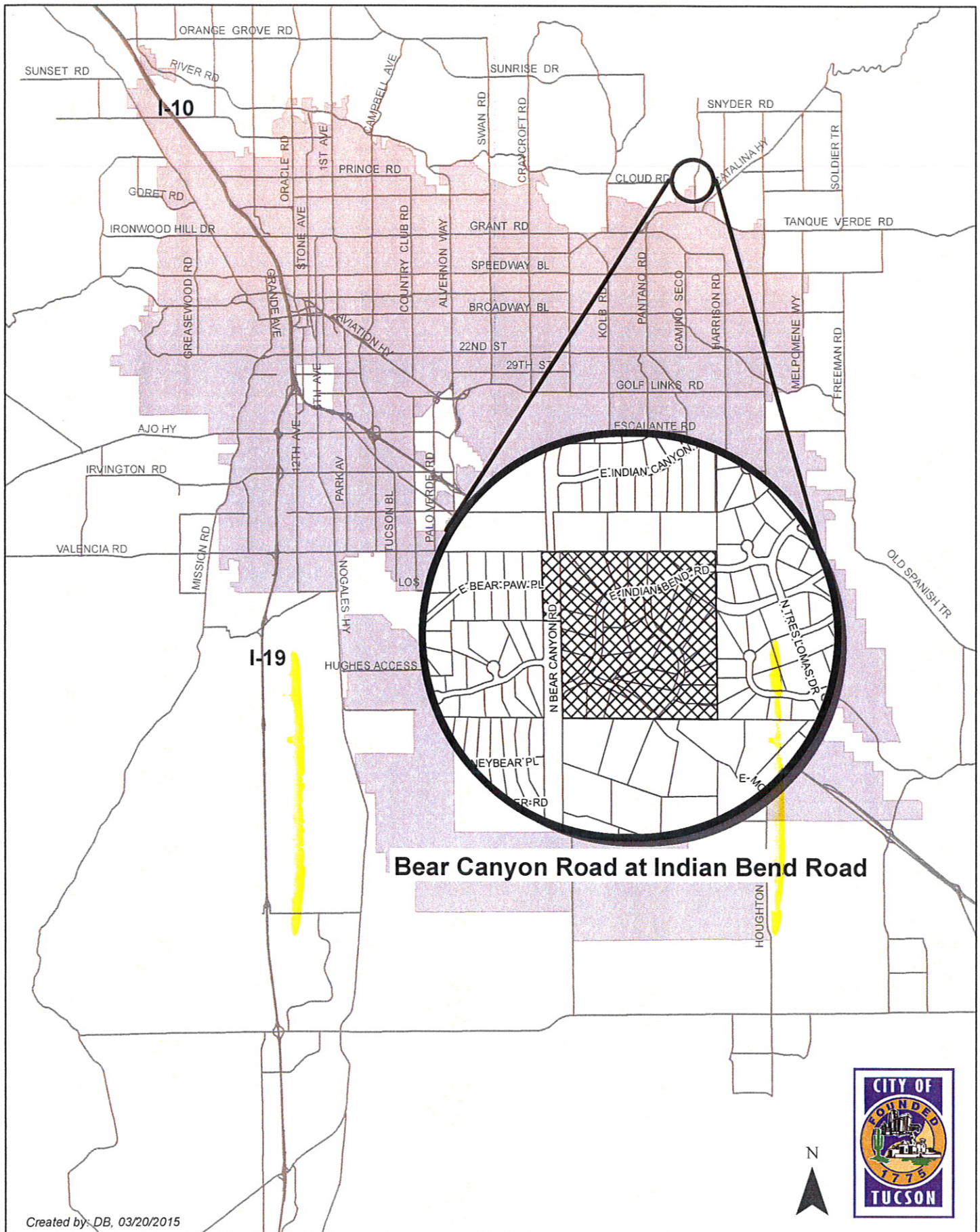
ATTACHMENTS:

Case Location Map

Rezoning Case Map

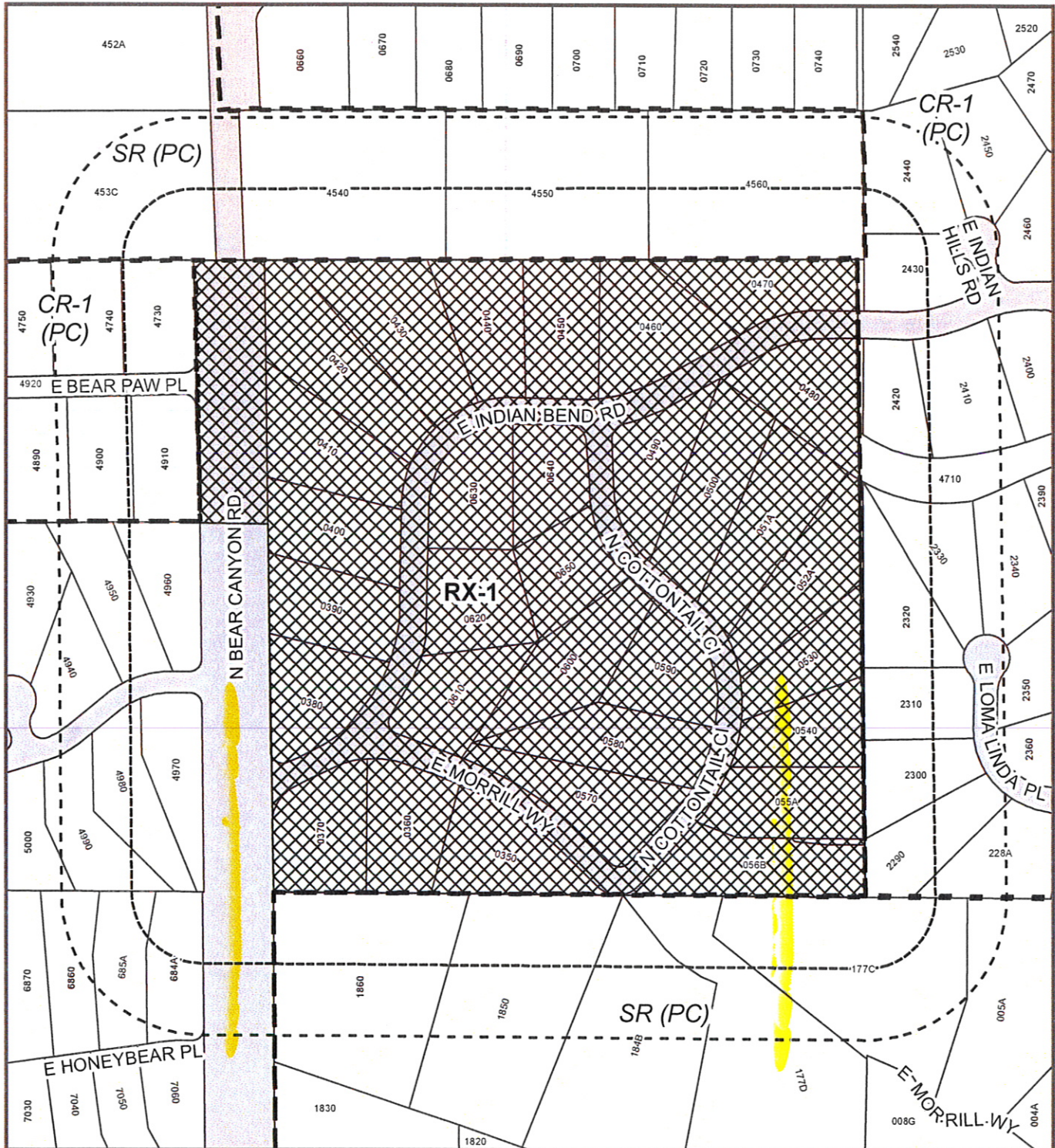
cc: City of Tucson Mayor and Council





C15-15-03: Indian Hills North Annexation District



C15-15-03: Indian Hills North Annexation District

Original City Zoning



-  150 Foot Protest Area
-  300 Foot Notification Area
-  Area of Annexation
-  Zone Boundaries

Address: Bear Canyon Road at Indian Bend Road
Base Maps: Sec. 31S T.15.E R.27
Ward: 2

